

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

BELLA DELRAY

BEING A REPLAT OF A PORTION OF THE REPLAT OF CREST LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY

DAVID P. LINDLEY, PLS

OF

CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	15,024	0.3449
LOT 2	11,947	0.2743
LOT 3	11,732	0.2693
TRACT RW	1,492	0.0343
TOTAL	40,195	0.9228

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BELLA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF BELLA DELRAY, BEING A REPLAT OF THE REPLAT OF CREST LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, RUN THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, 477 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 8, 30 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE WESTERLY ALONG THE SAME COURSE, 274.5 FEET; THENCE SOUTHERLY PARALLEL TO SAID SECTION LINE 143.0 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE HEREOF, 139.5 FEET; THENCE SOUTHERLY PARALLEL TO SAID SECTION LINE 7.0 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE HEREOF, 135 FEET; THENCE NORtherly PARALLEL TO SAID SECTION LINE 150 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE HOMESITE OF F.J. SCHRADER, AS SHOWN ON REPLAT OF CREST LAKE PARK, RECORDED IN PLAT BOOK 20, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 40,195 SQUARE FEET, OR 0.9228 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BELLA DELRAY AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 3 ARE HEREBY RESERVED BY BELLA HOMES, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

2. TRACT RW

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC SIDEWALK PURPOSES.

4. GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY THE CITY OF DELRAY BEACH, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND ASSIGNS.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED BELLA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, THIS ____ DAY OF ____, 20____.

BELLA HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: STEPHEN PETRUCCI
MANAGING PARTNER

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN PETRUCCI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS THE MANAGING PARTNER OF BELLA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BELLA HOMES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME: _____

MORTGAGEES JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____, AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF ____, 20____.

BANK NAME
A
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: _____

BY: _____

PRINT NAME: _____

NAME
TITLE

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN PETRUCCI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS THE MANAGING PARTNER OF BELLA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BELLA HOMES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME: _____

TITLE CERTIFICATION:

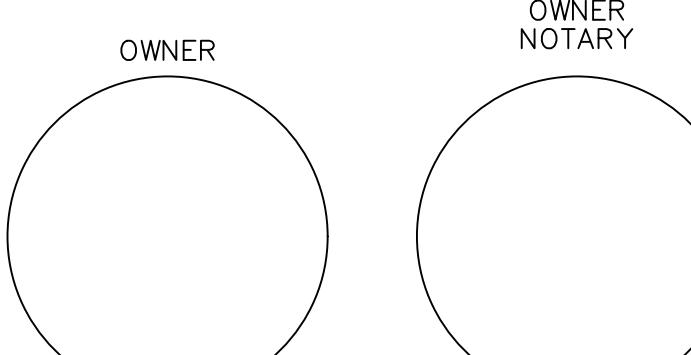
COUNTY OF PALM BEACH
STATE OF FLORIDA

I, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BELLA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

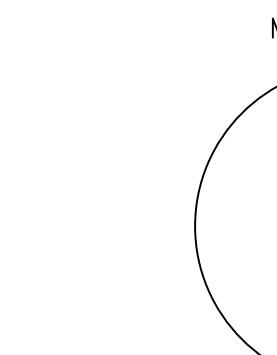
DATED: _____

ATTORNEY AT LAW
LICENSED IN FLORIDA

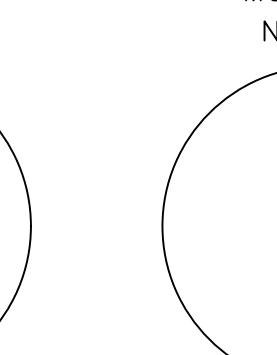
OWNER



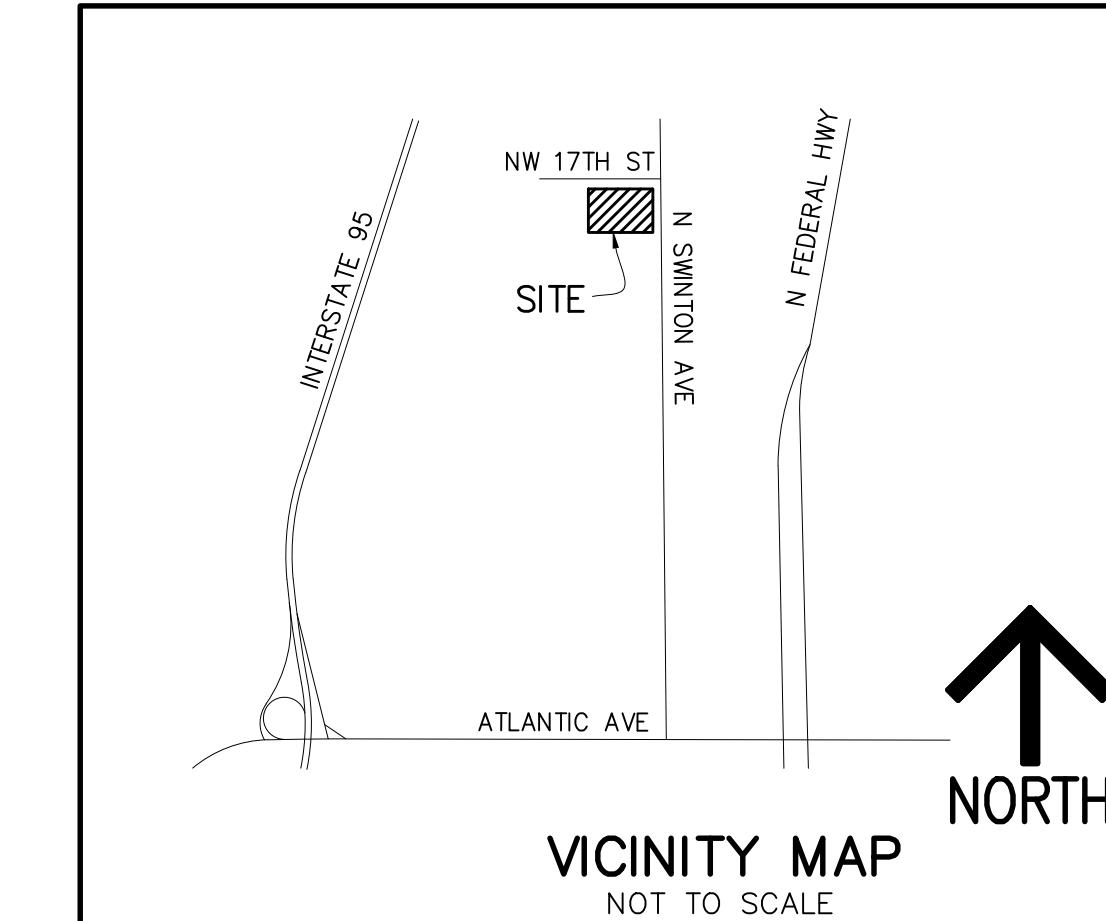
OWNER
NOTARY



MORTGAGEE



MORTGAGEE
NOTARY



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT ____ M.
THIS ____ DAY OF
A.D. 201____ AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES ____ THRU ____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: DEPUTY CLERK
CLERK

SHEET 1 OF 2

CITY APPROVALS:

THIS PLAT OF BELLA DELRAY WAS APPROVED ON THE ____ DAY OF
A.D. 2019 BY THE CITY COMMISSION OF THE CITY OF
DELRAY BEACH, FLORIDA.

ATTEST:
MAYOR _____
CITY CLERK _____

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR _____
PLANNING & ZONING BOARD
CHAIRPERSON _____

CITY ENGINEER _____

UTILITIES DIRECTOR _____
FIRE MARSHALL _____

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF BELLA DELRAY, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: _____

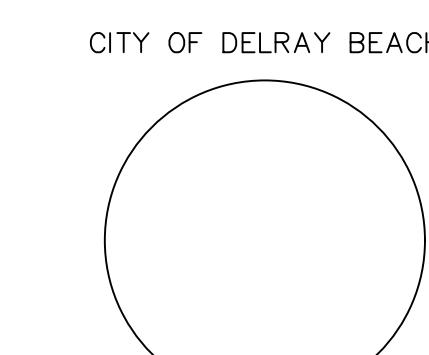
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG. #4409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

SURVEYOR'S CERTIFICATE:

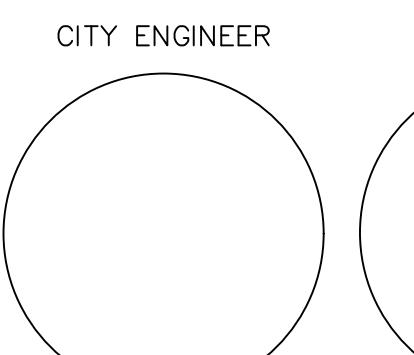
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: _____

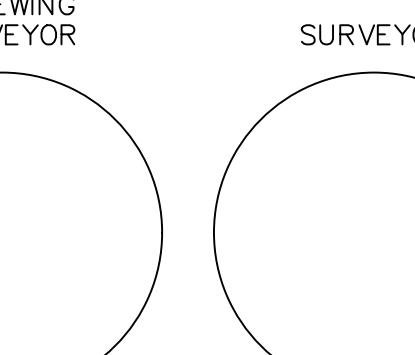
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991



CITY OF DELRAY BEACH



REVIEWING
SURVEYOR

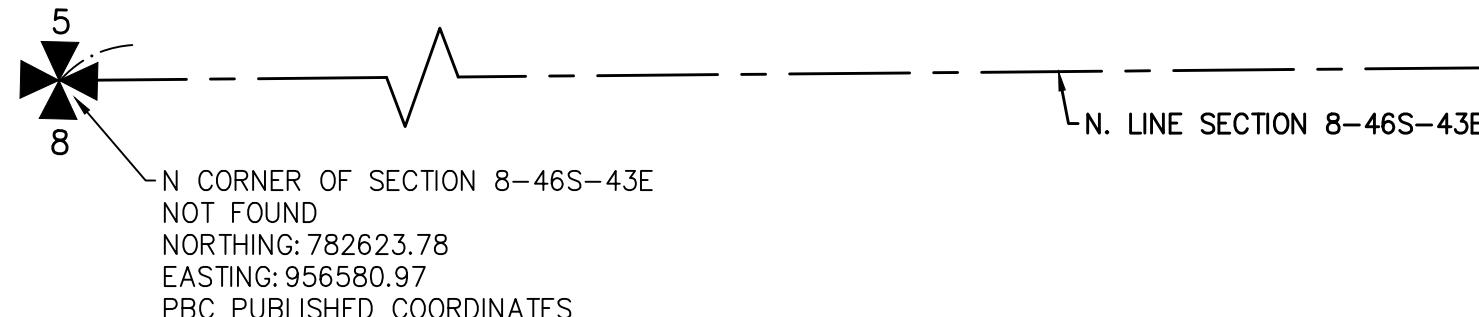


SURVEYOR

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

BELLA DELRAY

BEING A REPLAT OF A PORTION OF THE REPLAT OF CREST LAKE PARK, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 20, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN
SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



2170.97' (GROUND)
2171.04' (GRID)
S88°57'42"E

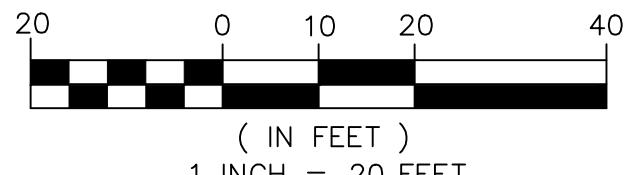
CONTROL POINT "DOGE"
NOT FOUND
NORTHING: 782608.46
EASTING: 961462.72
PBC PUBLISHED COORDINATES

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF
THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL
RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF PALM BEACH COUNTY.

SHEET 2 OF 2

NORTH

GRAPHIC SCALE



LOT 11, BLOCK "B"
THIRD ADDITION TO HIGH ACRES
PLAT BOOK 24, PAGE 19, PBCR

LOT 12, BLOCK "B"
THIRD ADDITION TO HIGH ACRES
PLAT BOOK 24, PAGE 19, PBCR

LOT 13, BLOCK "B"
THIRD ADDITION TO HIGH ACRES
PLAT BOOK 24, PAGE 19, PBCR

LOT 14, BLOCK "B"
THIRD ADDITION TO HIGH ACRES
PLAT BOOK 24, PAGE 19, PBCR

LOT 14, BLOCK 2
SWINTON HEIGHTS
PLAT BOOK 24, PAGE 120, PBCR

N.W. 17TH STREET
PUBLIC 40' RIGHT-OF-WAY
PLAT BOOK 24, PAGE 120, PBCR
PLAT BOOK 25, PAGE 193, PBCR

PORTION OF
REPLAT OF CREST LAKE PARK
PLAT BOOK 20, PAGE 38, PBCR

PORTION OF
REPLAT OF CREST LAKE PARK
PLAT BOOK 20, PAGE 38, PBCR

PORTION OF
REPLAT OF CREST LAKE PARK
PLAT BOOK 20, PAGE 38, PBCR

LOT 3
HIGH ACRES
PLAT BOOK 21, PAGE 85, PBCR

LOT 2
HIGH ACRES
PLAT BOOK 21, PAGE 85, PBCR

LOT 1
OF SWINTON ACRES
PLAT BOOK 21, PAGE 85, PBCR

LOT 9, BLOCK 10
CREST LAKE PARK
PLAT BOOK 4, PAGE 10, PBCR

EAST CORNER OF SECTION 8-46S-43E
NOT FOUND
NORTHING: 779981.13
EASTING: 959317.69
PBC PUBLISHED COORDINATES

LOT 26
BONNIECREST SUBDIVISION
PLAT BOOK 25, PAGE 193, PBCR

LOT 17
BONNIECREST SUBDIVISION
PLAT BOOK 25, PAGE 193, PBCR

N.W. 17TH COURT
PUBLIC 40' RIGHT-OF-WAY
PLAT BOOK 25, PAGE 193, PBCR

LOT 16
BONNIECREST SUBDIVISION
PLAT BOOK 25, PAGE 193, PBCR

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID LINE BEARING N00°33'05"E, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).

LEGEND/ABBREVIATIONS

○ - CENTERLINE
LB - LICENSED BUSINESS
O.R.B. - OFFICIAL RECORD BOOK
■ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT
4" x 4" x 24" CONCRETE MONUMENT WITH
ALUMINUM DISK STAMPED "C&W PRM LB3591"
UNLESS NOTED OTHERWISE